



**Springfield Township
Zoning Hearing Board
November 28, 2022
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: Ed Fox; Esq. Chairman, Zoning Hearing Board
Jennifer Guckin, Vice Chair, Zoning Hearing Board Member
Megan McDonough; Esq., Zoning Hearing Board
James Brown; Zoning Hearing Board Alternate Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

New Business:

Case #22-26: This is the application of **Christina & Richard Shore**, owners of the property located at 600 Maple Lane, Flourtown, PA 19031 also known as Parcel #5200-1108-6004. The applicants have requested a dimensional Special Exception from Section 114-54.A.2 of the Springfield Township Zoning Ordinance. The applicants seek approval to construct an addition to the existing single family dwelling that would reduce a required 40 foot front yard setback to 32 feet in depth. This is a corner property that has street frontage on both Maple Lane and Hilltop Road. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

Case #22-27: This is the application of **Maestros Real Estate, LLC**, equitable owners of the property located at 1213 Bethlehem Pike, Flourtown, PA 19031 also known as Parcel #5200-0158-8007. The applicant has requested a special exception for the use of the property from Section 114-71.D. The applicant seeks approval to increase the number of apartment units from 9 to 11, with the conversion of the two existing office space on the first floor. Dimensional variances have been requested from Sections 114-72.A and Section 114-134.A of the Springfield Township Zoning Ordinance. The dimensional variances are required for the minimum lot area requirement of 5,000 square feet per family unit and the 2 off-street per unit parking spaces per

unit requirements. The property consists of 22,200 square feet of lot area and has 17 on-site parking stalls. The property is split zoned within the B-1 Business District and the B & C-Residential District of Ward #1 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, December 19, 2022 with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038